

0 100 200 300
GRAPHIC SCALE: 1" = 100'

LEGEND

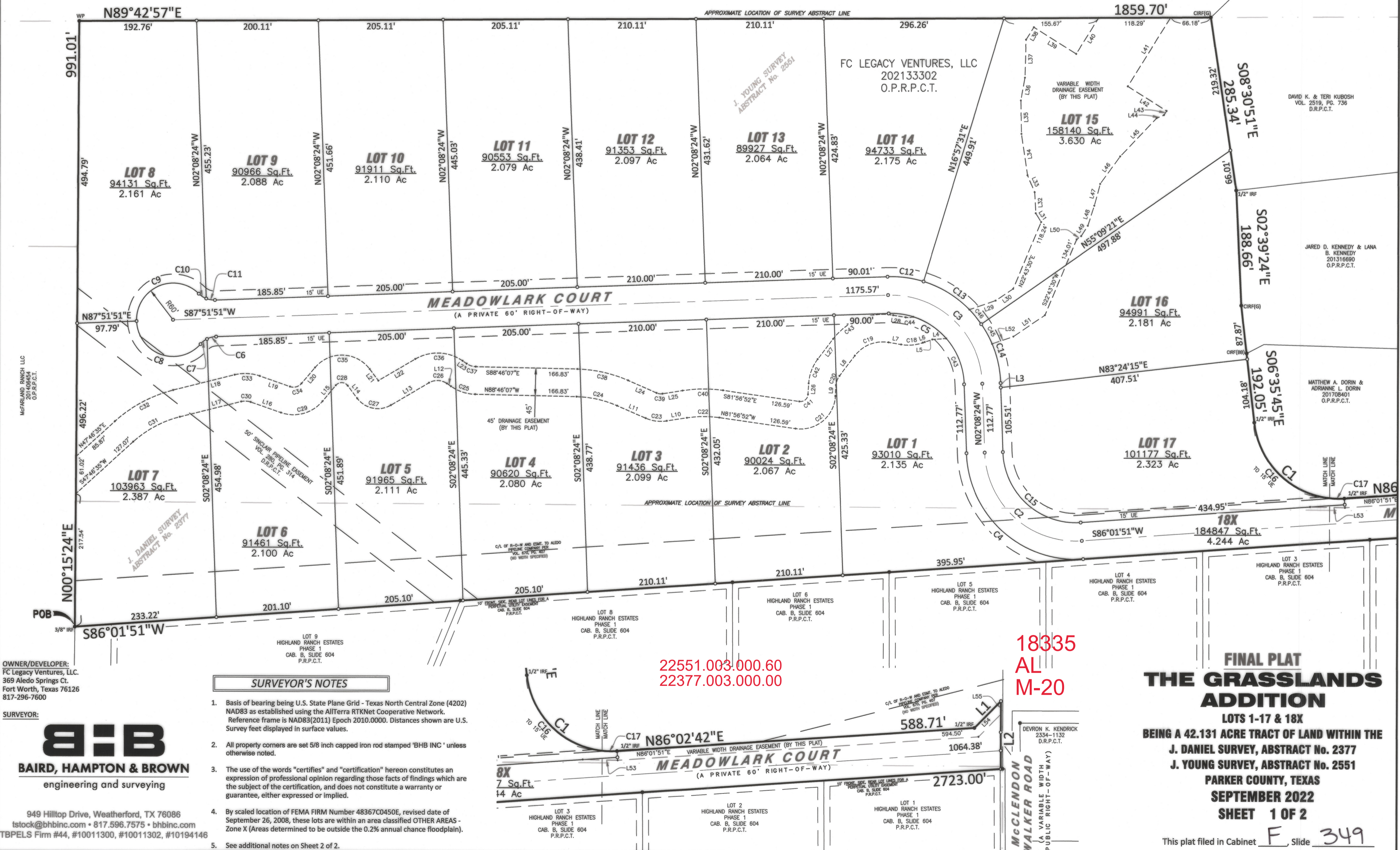
- BL..... Building Line
- CIRF(BB)..... Found 5/8 Inch Capped Iron Rod Marked "BROOKS BAKER"
- CIRF(G)..... Found 5/8 Inch Capped Iron Rod Marked "GRANT ENG 4161"
- DRPCT..... Deed Records, Parker County, Texas
- IRF..... Iron Rod Found
- OPRPCT..... Official Public Records, Parker County, Texas
- PRPCT..... Plat Records, Parker County, Texas
- U.E..... Utility Easement
- WP..... Wood Post

202237020 PLAT Total Pages: 2

J. YOUNG SURVEY
ABSTRACT No. 752

McFARLAND RANCH LLC
201406454
O.P.R.P.C.T.

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201406454
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SURVEYOR'S NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. All property corners are set 5/8 inch capped iron rod stamped 'BHB INC' unless otherwise noted.
3. The use of the words "certifies" and "certification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
4. By scaled location of FEMA FIRM Number 48367C0450E, revised date of September 26, 2008, these lots are within an area classified OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
5. See additional notes on Sheet 2 of 2.

2251.003.000.60
22377.003.000.00

18335
AL
M-20

FINAL PLAT
THE GRASSLANDS ADDITION
LOTS 1-17 & 18
BEING A 42.131 ACRE TRACT OF LAND WITHIN THE
J. DANIEL SURVEY, ABSTRACT No. 2377
J. YOUNG SURVEY, ABSTRACT No. 2551
PARKER COUNTY, TEXAS
SEPTEMBER 2022
SHEET 1 OF 2

This plat filed in Cabinet **F** Slide **349**

OWNER/DEVELOPER:
FC Legacy Ventures, LLC.
369 Aledo Springs Ct.
Fort Worth, Texas 76126
817-296-7600

SURVEYOR:

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

949 Hilltop Drive, Weatherford, TX 76086
tsstock@bhbinco.com • 817.596.7575 • bhbinco.com
TBPELS Firm #44, #10011300, #10011302, #10194146

